

OFFERING MEMORANDUM

1830

Kapiolani Boulevard

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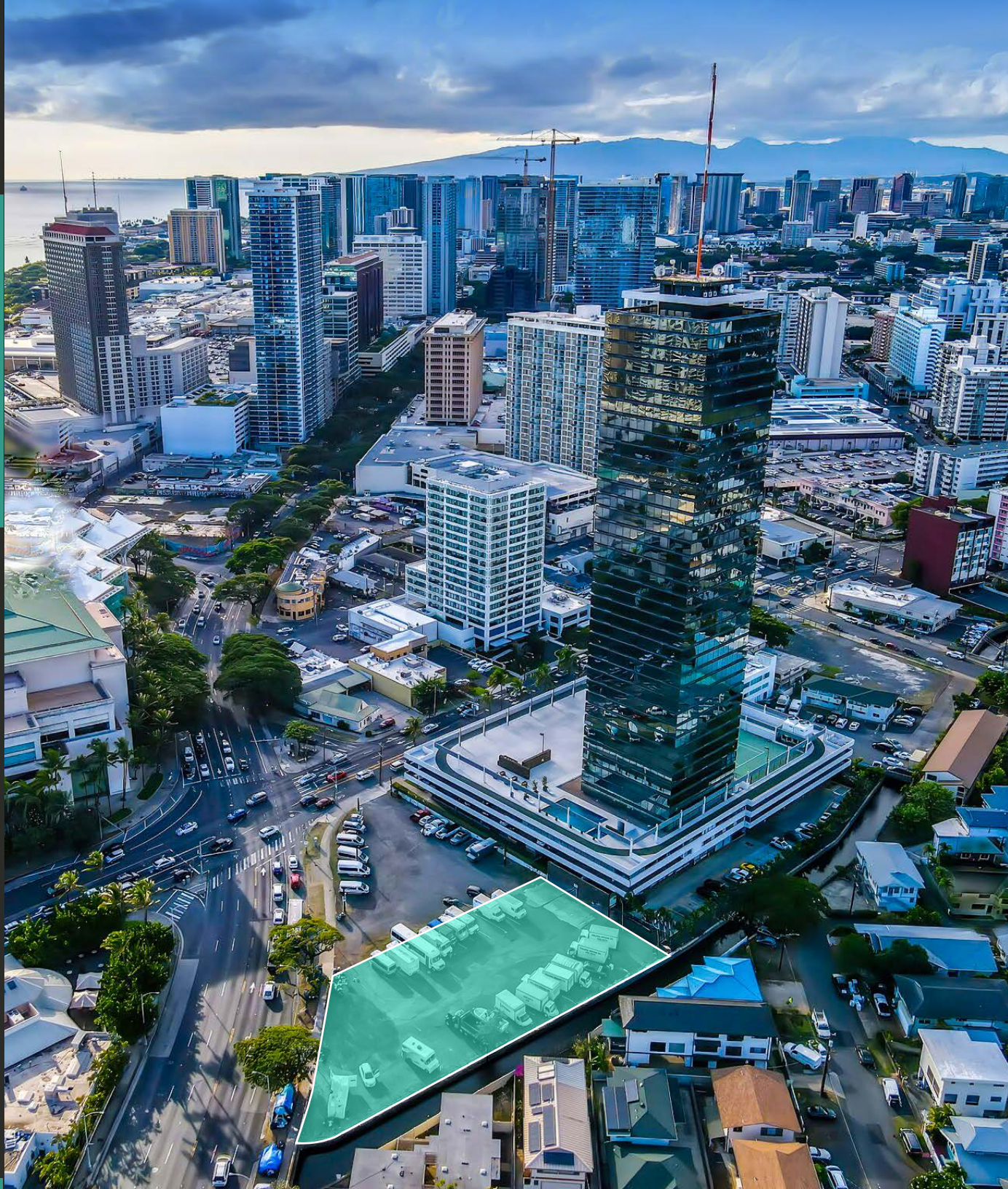
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Marcus & Millichap
THE PARHAM GROUP



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PROPERTY OVERVIEW

OFFERING SUMMARY



SALE PRICE

Best Offer



GLA

22,516 SF Lot



ZONING

BMX-3

HIGHLIGHTS

Premiere Transit Oriented Development Opportunity in Honolulu's Urban Core

- Located within a Transit Oriented Development Zone - Ala Moana Convention Center District
- TOD Maximum height up to 400FT and for non-TOD 35FT
- TOD FAR: 10.0/Non-TOD: 3.5
- Floor Area 74,833 to 213,810 SF
- Potential Uses: Residential, Mixed-Use, Affordable Housing, Workforce Housing, Condotel, Office, Retail & SelfStorage
- Property is located in designated Opportunity Zone

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire 1830 Kapiolani Boulevard, a premier Transit-Oriented Development (TOD) site in the heart of Urban Honolulu. The property offers significant redevelopment potential with zoning that allows for up to a 10.0 FAR and 400-foot height limit through applicable bonus incentives.

Located at the prominent intersection of Kapiolani Boulevard and Kalakaua Avenue, the site is adjacent to the Hawaii Convention Center and minutes from Ala Moana Center. Positioned at the gateway to Waikiki, the property benefits from immediate acces to over 30,000 hotel rooms, major retail and entertainment amenities, and Honolulu's world-renowned beaches.

With a Walk Score of 97, the property offers exceptional pedestrian connectivity and represents a rare high-density development opportunity within Honolulu's urban core.



1830
Kapiolani
Boulevard
HONOLULU, HAWAII 96826





SALES COMPS AERIAL

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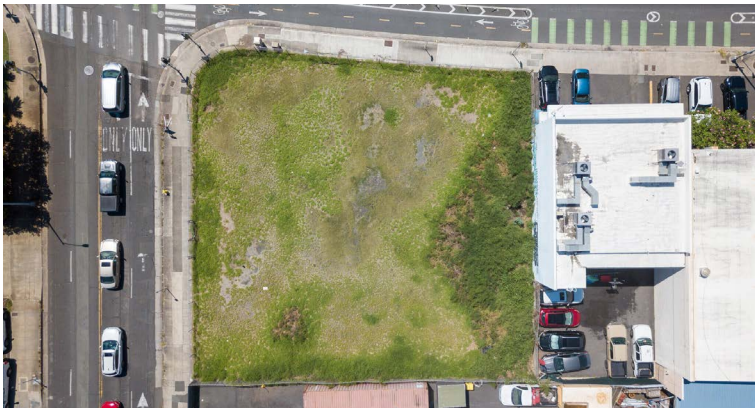
#	ADDRESS	SALES PRICE	LAND SF	PRICE PER LAND SF	COE
1	819 S Beretania St	\$8,000,000	24,404 SF	\$327.82	July 2025
2	586 South St	\$3,815,000	11,922 SF	\$320.00	April 2025
3	875 Kapiolani Blvd	\$13,583,333	26,447 SF	\$513.61	January 2025
4	1302 Elm St & 824 Sheridan St	\$17,700,000	80,178 SF	\$220.76	August 2025
5	1322-1356 Kapiolani Blvd	\$36,000,000	56,788 SF	\$633.94	October 2025

SALES COMPS



819 S Beretania Street Honolulu, HI

Sales Price	\$8,000,000
Land SF	24,404 SF
Price Per Land SF	\$327.82
COE	July 2025



586 South Street Honolulu, HI

Sales Price	\$3,815,000
Land SF	11,922 SF
Price Per Land SF	\$320.00
COE	April 2025



875 Kapiolani Blvd & 610 Ward Ave Honolulu, HI

Sales Price	\$13,583,333
Land SF	26,447 SF
Price Per Land SF	\$513.61
COE	January 2025

SALES COMPS



1302 Elm Street & 824 Sheridan Street
Honolulu, HI

Sales Price	\$17,700,000
Land SF	80,178 SF
Price Per Land SF	\$220.76
COE	August 2025



1322-1356 Kapiolani Blvd
Honolulu, HI

Sales Price	\$36,000,000
Land SF	56,788 SF
Price Per Land SF	\$633.94
COE	October 2025

DEMOGRAPHICS

Income	2 Miles	5 Miles	10 Miles
\$200,000 or More	9,212	21,494	39,360
\$150,000 - 200,000	6,666	13,287	23,915
\$125,000 - 150,000	6,207	9,935	17,115
\$100,00 - 125,000	8,257	13,011	21,618
\$75,000 - 100,000	9,328	14,736	22,651
\$50,000 - 75,000	12,368	18,602	26,513
\$25,000 - 50,000	11,312	18,214	25,931
<\$25,000	14,286	21,135	25,953
Average Household Income	\$103,172	\$116,836	\$128,729
Median Household Income	\$77,283	\$87,309	\$100,555

Population	2 Miles	5 Miles	10 Miles
2020 Population	141,466	312,501	546,101
2025 Population	161,728	322,655	548,341
2030 Population Projection	166,270	324,743	548,419
Annual Growth 2020-2025	2.9%	0.7%	0.1%
Annual Growth 2025-2030	0.6%	0.1%	0%
Median Age	45.9	45.4	43.5
Bachelor's Degree or Higher	40%	36%	37%
U.S Armed Forces	2,045	3,179	22,658

Households	2 Miles	5 Miles	10 Miles
2020 Households	68,200	124,696	201,470
2025 Households	77,637	130,415	203,058
2030 Household Projection	79,752	131,630	203,261
Annual Growth 2020-2025	1.3%	0.8%	0.7%
Annual Growth 2020-2030	0.5%	0.2%	0%
Owner Occupied Households	31,868	57,748	98,770
Renter Occupied Households	47,884	73,881	104,491
Average Household Size	2	2.3	2.5
Average Household Vehicles	1	1	2
Total Specified Consumer Spending	\$2.2B	\$4.2B	\$7.2B

Housing	2 Miles	5 Miles	10 Miles
Median Home Value	\$719,629	\$891,275	\$981,689
Median Year Built	1974	1972	1973

Population By Race	2 Miles	5 Miles	10 Miles
White	33,193	52,132	108,270
Black	2,626	3,751	9,729
American Indian/Alaskan Native	405	609	1,192
Asian	80,222	171,652	252,286
Hawaiian & Pacific Islander	10,615	28,374	44,252
Two or More Races	34,667	66,137	132,612
Hispanic Origin	11,327	19,575	41,776

TRAFFIC

Collection Street	Cross Street	Traffic Volume
Kapiolani Blvd	Kalauokalani Way W	26,126
Kalakaua Ave	Ala Wai Blvd SE	17,733
Kala-Kaua Ave	Ala Wai Blvd SE	17,690
Kapiolani Blvd	Kalakaua Ave E	52,345
Hao Street	Ahuwale St SW	20,558
Fern Street	Kalakaua Ave W	1,806
Kapiolani Blvd	Atkinson Dr SE	27,400
Kalakaua Ave	Ala Wai Blvd SE	23,085
Kalakaua Ave	Makaloa St N	6,486
Ala Wai Blvd	Kalakaua Ave W	22,976

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